



MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS


011
011
011
011

7. **Project# 1007886**
12DRB-70263 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL 

JACKS HIGH COUNTRY INC agent(s) for NATIONAL PARK SERVICE request(s) the above action(s) for all or a portion of Tract(s) A, B-1, & C-1, **COLLEGE PARK WEST** zoned SU-1 C-1, located on UNSER BETWEEN ST JOSEPH AND VISTA ALEGRE containing approximately 16.2529 acre(s). (G-9 & 10) **DEFERRED TO 9/5/12 AT THE AGENT'S REQUEST.**

8. **Project# 1004240**
12DRB-70239 EXT OF SIA FOR
WATERLINE (PROCEDURE - B)
12DRB-70240 EXT OF SIA FOR TEMP
DEFR SDWK CONST 

JASON KENT agent(s) for VILLAS LAS MANITAS DEV LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P-1 THROUGH 16-P-1, **VILLAS LAS MANANITAS SUBDIVISION**, zoned R-1 AND SU, located on RIO GRANDE BLVD. AT INDIAN SCHOOL NW NORTHEAST CORNER (H-13-Z) [*Deferred from 8/15/12*] **INDEFINITELY DEFERRED.**

9. **Project# 1006006**
12DRB-70246 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL 

BOHANNAN HUSTON INC. agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Lot(s) LOTS 19-25 AND TRACT B, Block(s) 1, **MESA DEL SOL MONTAGE Unit(s) 1**, located on ON WITKIN ST SE NEAR UNIVERSITY WEST BLVD AND STIEGLITZ DR. SE containing approximately .58 acre(s). (R-16) [*Deferred from 8/15/12*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES AND AGIS DXF.**

10. **Project# 1009398**
12DRB-70259 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

CARTESIAN SURVEYS INC agent(s) for JACQUE KELLEBREW request(s) the above action(s) for all or a portion of Lot(s) SOUTHERNLY PORTION OF LOT 1, 30 & 31, Block(s) 2, **ANDERSON ADDITION & JM MOORE'S REALTY COOMPANY'S ADDITON** zoned S-R, located on 8TH ST NW BETWEEN SUMMER AVE NW AND MOUNTAIN RD NW containing approximately .238 acre(s). (J-14) [*Deferred from 8/22/12*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR VEHICULAR ACCESS EASEMENT AND TO PLANNING.**

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Jason Kent PC PHONE: 505 345 8400

ADDRESS: 2021 Mountain Rd NW FAX: 505 345 9100

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: JWK@NM.NET

APPLICANT: Villas Las Mananitas Development, LLC PHONE: 505 350 1625

ADDRESS: 8301 Lomas Blvd NE FAX: 505 260 5018

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: EGARCIA@GARCIA-CARS.COM

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: Extension of SIA for SIDEWALKS AND PROCEDURE B MODIFIED (waterline)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 1-P-1 through 16-P-1 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Villas Las Mananitas Subdivision

Existing Zoning: A-1 & SU Proposed zoning: N/A MRGCD Map No. 35

Zone Atlas page(s): H-13-Z UPC Code: 101305906035620409 and related.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____

Project No. 791581

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 16 No. of proposed lots: _____ Total area of site (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd. at Indian School NW

Between: (Northeast Corner) and _____

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: _____

SIGNATURE Jason Kent DATE 8-6-2012

(Print) Jason Kent Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers 070239

Action IDS
ESIA
SWP

S.f.	Fees
<input checked="" type="checkbox"/>	\$ _____
<input checked="" type="checkbox"/>	\$ <u>50.00</u>
<input type="checkbox"/>	\$ <u>20.00</u>
<input type="checkbox"/>	\$ _____
<input type="checkbox"/>	\$ _____
<input type="checkbox"/>	\$ _____
<input type="checkbox"/>	Total \$ <u>70.00</u>

Hearing date 8/15/12

Project # 1004240

Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the deferral or extension
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

AND PROCEDURE "B" MOD.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jason Kent, PC
 Applicant name (print)
 Jason Kent
 Applicant signature / date
 8-6-12



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	_____	_____
<input checked="" type="checkbox"/> Fees collected	_____	_____	_____
<input type="checkbox"/> Case #s assigned	_____	_____	_____
<input type="checkbox"/> Related #s listed	_____	_____	_____

Planner signature / date
 Project # 1004240.

ATTORNEY
AT LAW

JASON KENT, P.C.

2021 Mountain Rd. NW
Albuquerque, New Mexico 87104-1444
Phone: (505) 345-8400
Fax: (505) 345-9100

Jason W. Kent
jwk@nm.net

August 6, 2012

Development Review Board
City of Albuquerque
Planning Department
600 2nd Street NW, Suite 400
Albuquerque, NM 87102

Re: Project: Villas Las Mananitas Subdivision
Project No.: 791581
Extension of Subdivision Improvements Agreement (Sidewalk) and
Procedure "B" Modified (Waterline)

Dear Sir/Ms.:

This letter explains the accompanying application for extension of SIA for sidewalks and Procedure "B" Modified (waterline) for the above subdivision, on behalf of our client, Villas Las Mananitas Development, LLC ("Developer").

The sidewalk deferral agreement and Procedure "B" Modified have been extended three times before (2008, 2009 and 2010 - for two years in 2010), due to lack of construction activity and demand.

There has been no material change in construction activity or demand in the past two years.

One additional house was built in the residential portion of the subdivision in the past year (2011), and the sidewalk in front of that residence has been constructed (see attached photo).

The sole restaurant within the commercial corner (Las Mananitas Restaurant) went out of business during the past year, and there has been no new construction within the commercial portion of the subdivision (see attached photo).

There is some remodeling going on now in the restaurant building, in hopes of landing a new restaurant tenant.

It still does not make sense to install the rest of the sidewalk, and the waterline loop (Procedure "B" Mod) is still not necessary until the commercial corner is actually built out.

The Developer has previously posted a cash bond with the City (see attached).

Because construction cost has stabilized or been falling, we are optimistic that the anticipated cost of the improvements may have fallen also, and that it will be unnecessary to increase the bond. The total sidewalk length has also been reduced by completion of the sidewalk in front of the one residence which was built in the residential subdivision during the past year (see photo).


Accordingly, the Developer requests another SIA extension and requests that the extension be for two (2) years rather than just one year, if possible, to avoid need to revisit the issue one year from now, when it is still unlikely that construction demand will have materially changed.

Please contact me with any questions.

Thank you.

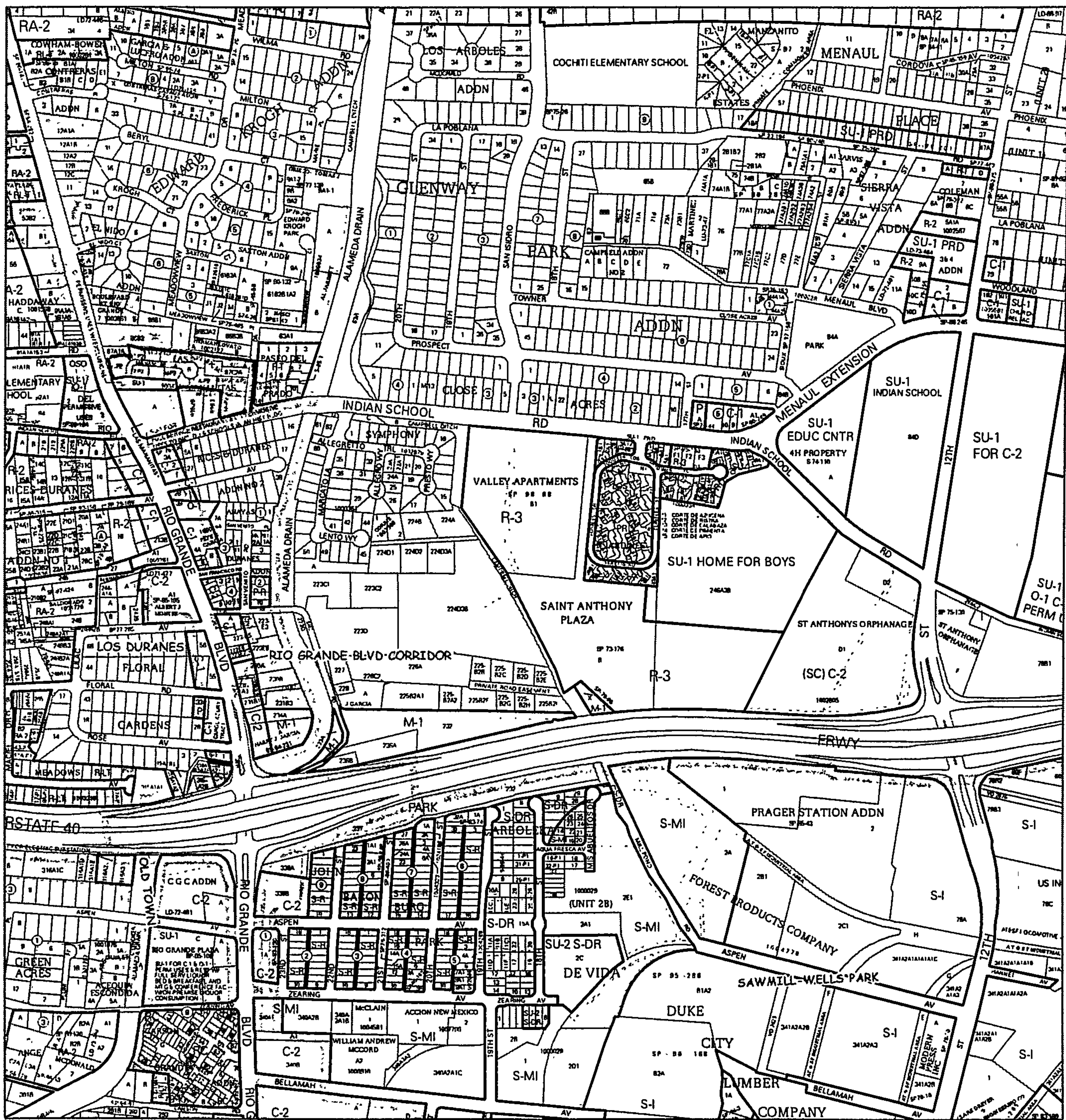
Very truly yours,

JASON KENT, P.C.



Jason W. Kent

JWK:jyw



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-13-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

Map amended through: 2/4/2010

PLAT OF VILLAS LAS MANANTITAS SUBDIVISION

PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2006

EASEMENTS NOTES:

NEW 20' PRIVATE ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 1-P1 THRU 12-P1. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.

NEW 20' PRIVATE ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 13-P1 THRU 16-P1. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.

10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

NEW 20' PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

20' PUBLIC SANITARY SEWER AND WATER LINE EASEMENT GRANTED BY THIS PLAT TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 1-P1, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.

5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 15-P1, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.

5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 15-P1, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.

5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 15-P1, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.

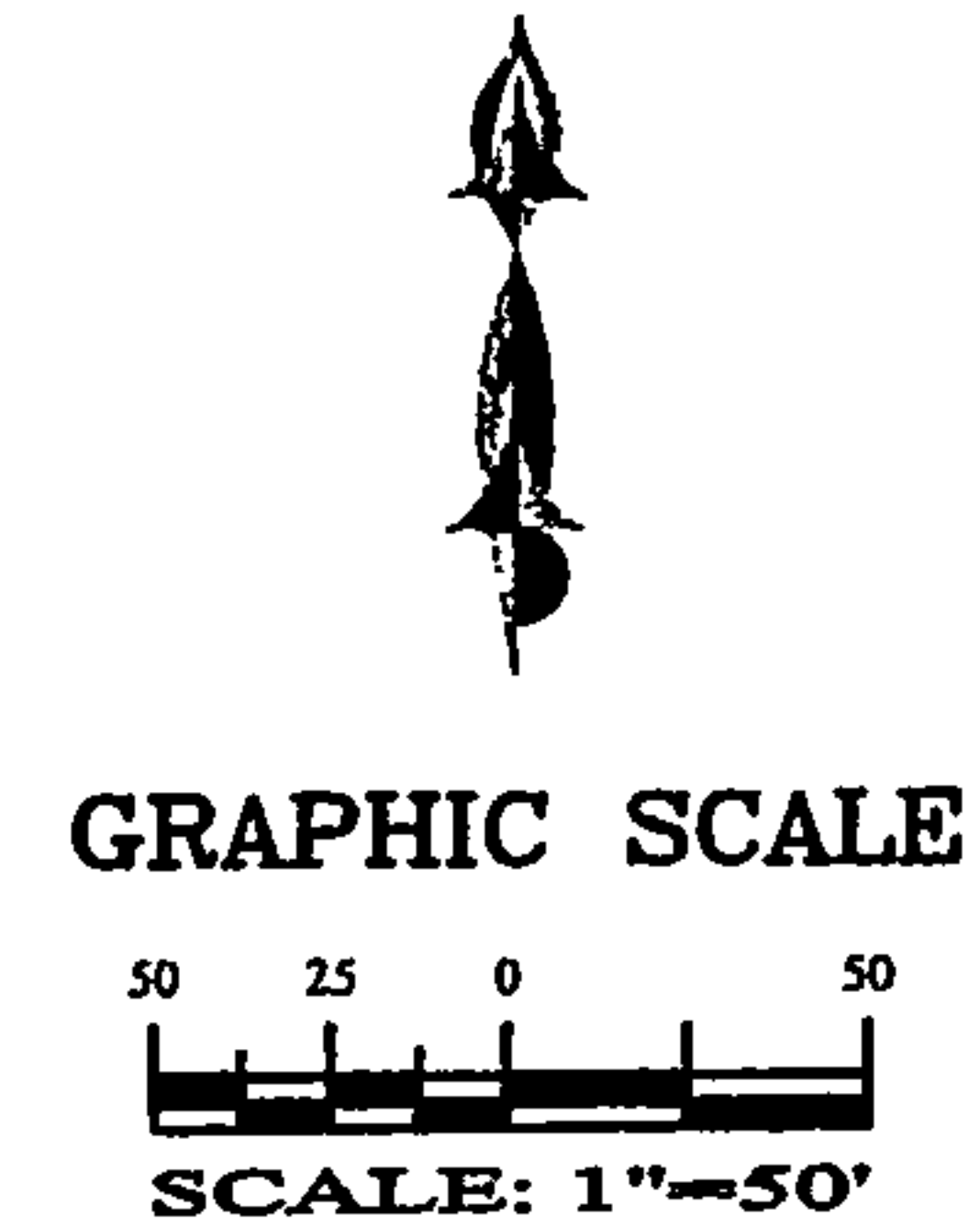
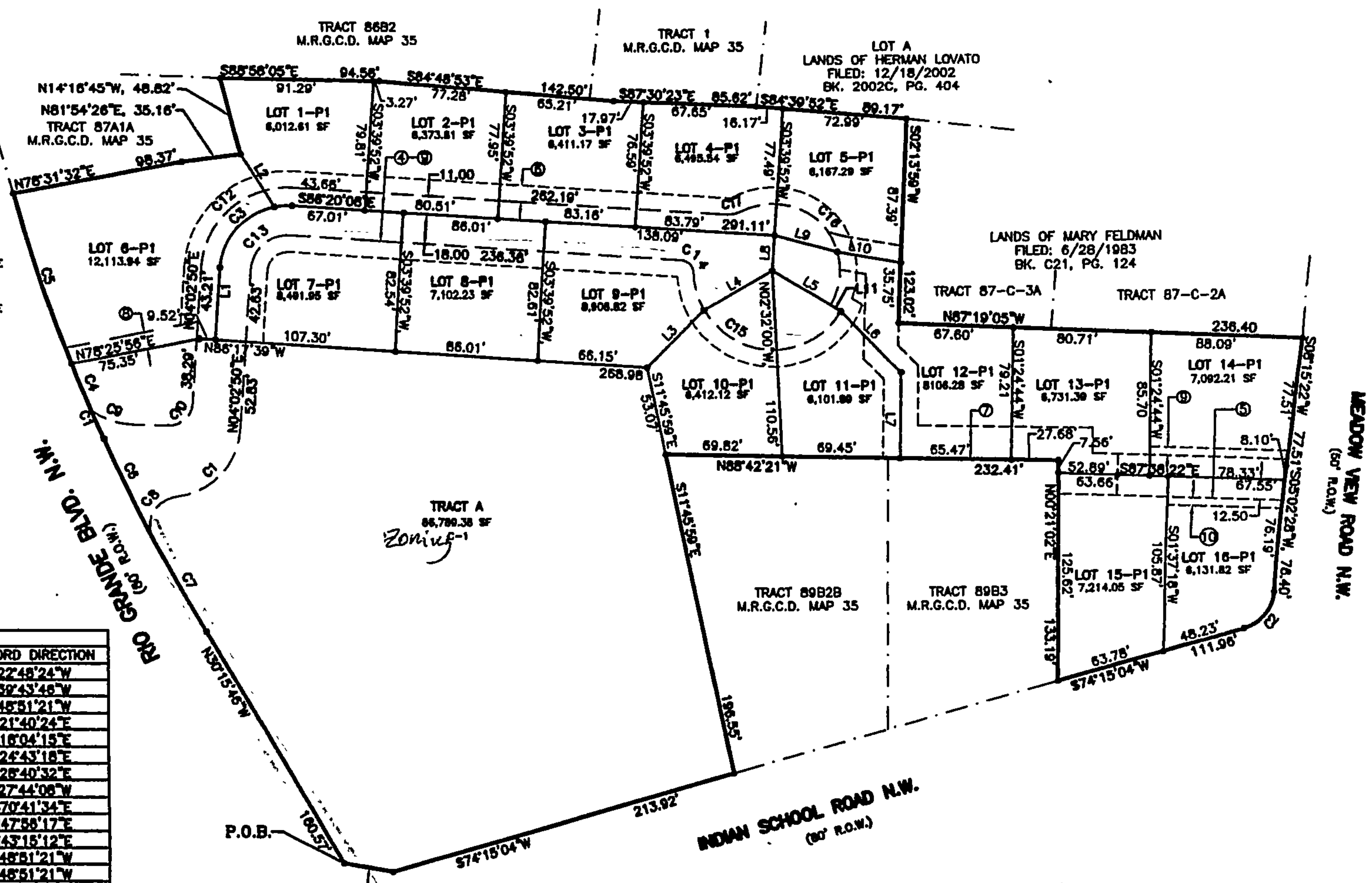
5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 15-P1, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.

5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 15-P1, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.

5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 15-P1, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.

LINE	LENGTH	BEARING
L1	42.74	N04°02'50"E
L2	37.62	S14°16'45"E
L3	48.51	S45°54'59"W
L4	47.00	N60°27'14"E
L5	47.00	N55°51'30"W
L6	50.50	S44°03'25"E
L7	51.40	S01°08'15"W
L8	21.01	N03°39'52"E
L9	38.47	N74°51'37"W
L10	37.68	N79°58'03"W
L11	7.00	N58°36'54"W

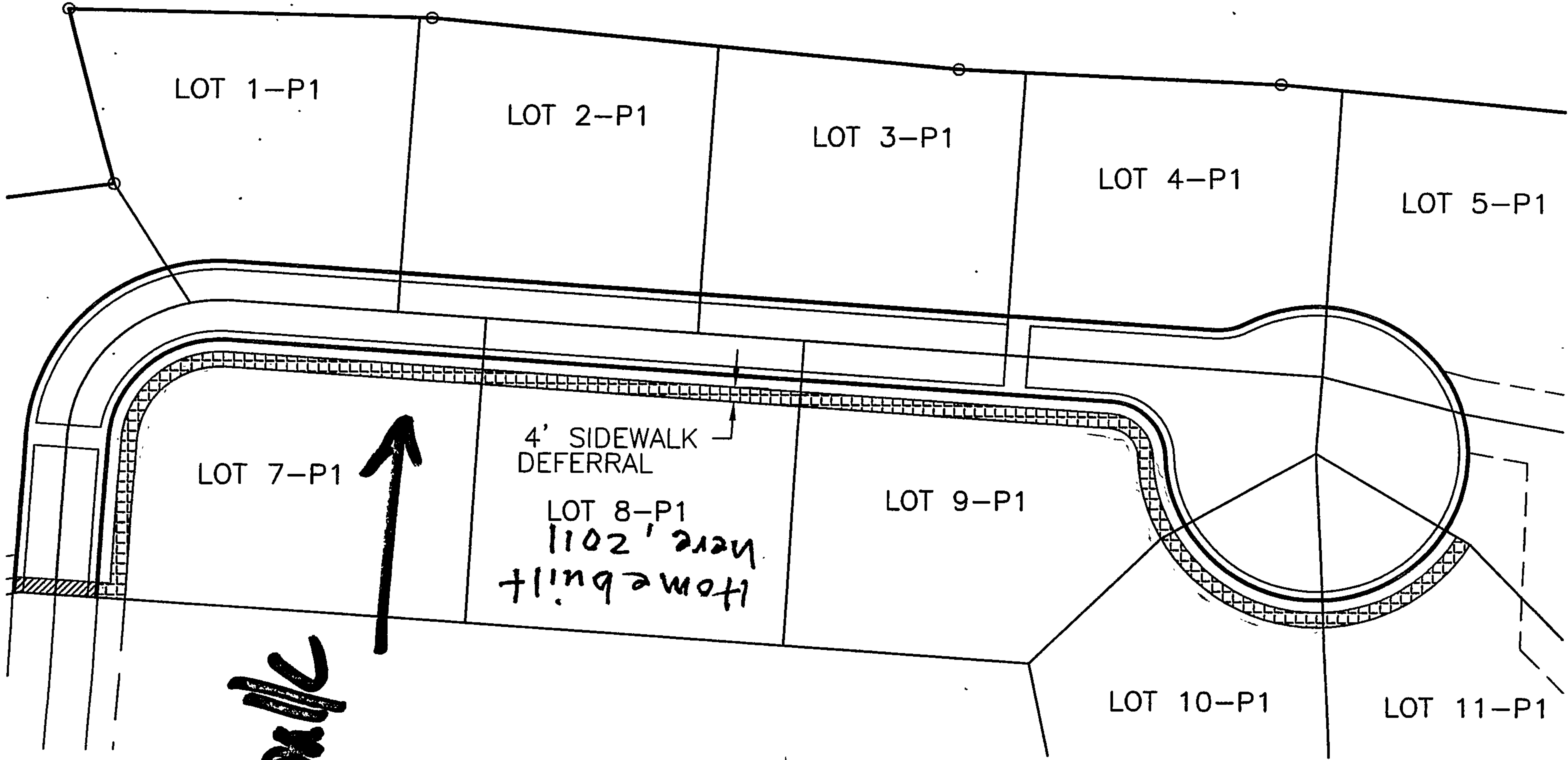
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	284.97	1080.38	143.32	15°08'47"	284.14	N22°48'24"W
C2	30.13	25.00	17.20	69°02'37"	28.34	S39°43'48"W
C3	62.56	40.00	39.73	69°37'02"	56.38	S48°51'21"W
C4	20.48	1080.38	14.74	1°33'49"	20.48	S21°40'24"E
C5	106.37	1080.38	53.23	5°38'29"	106.33	S18°04'15"E
C6	85.47	1080.38	42.76	4°31'59"	85.45	S24°43'18"E
C7	63.64	1080.38	31.83	3°22'30"	63.63	S28°40'32"E
C8	34.38	18.00	25.44	109°28'51"	29.39	S27°44'08"W
C9	25.62	42.00	13.23	34°57'26"	25.23	S70°41'34"E
C10	21.45	14.00	13.47	67°46'53"	19.41	N47°58'17"E
C11	58.85	43.00	35.08	78°24'44"	54.38	N43°15'12"E
C12	70.77	51.00	50.66	69°37'02"	71.88	S48°51'21"W
C13	34.41	22.00	21.85	69°37'02"	31.01	S48°51'21"W
C14	11.81	8.00	7.27	84°33'20"	10.78	N44°03'28"W
C15	120.45	47.00	157.83	146°50'06"	90.09	S75°11'51"E
C16	104.33	40.00	146.45	149°28'47"	77.17	N43°20'17"W
C17	8.31	15.00	4.28	31°43'33"	8.20	N77°48'08"E



ADVANCED ENGINEERING and CONSULTING, LLC

4416 ANAHEIM AVE, NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

EXHIBIT SIDEWALK DEFERRAL



LOT 1-P1

LOT 2-P1

LOT 3-P1

LOT 4-P1

LOT 5-P1

LOT 7-P1

4' SIDEWALK
DEFERRAL

LOT 9-P1

LOT 8-P1
Home built
here, 2011

LOT 10-P1

LOT 11-P1

Sidewalk



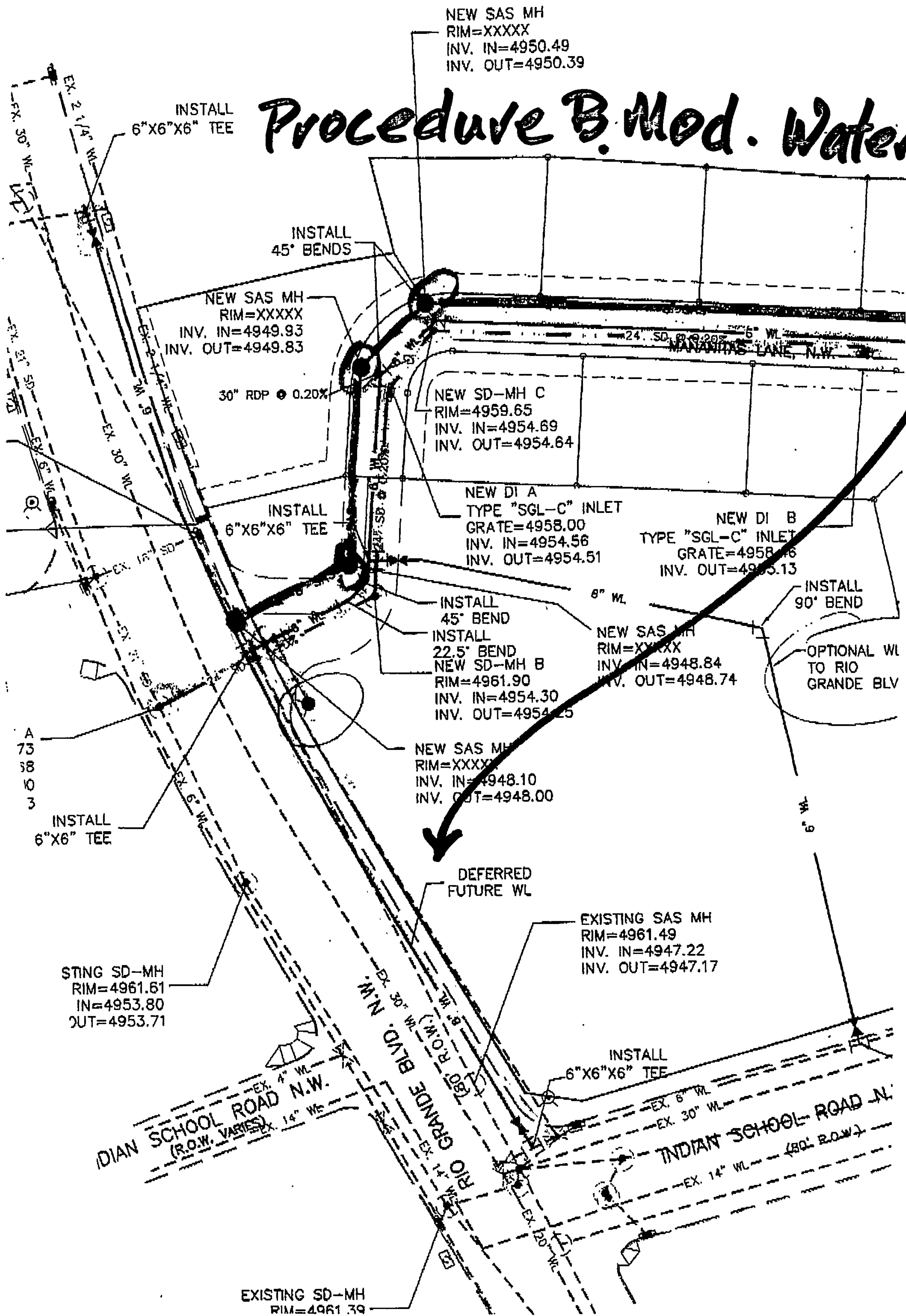
NO SCALE



ADVANCED
ENGINEERING
and CONSULTING, LLC

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

Procedure B Mod. Waterline



NEW SAS MH
RIM=XXXXX
INV. IN=4950.49
INV. OUT=4950.39

INSTALL
6"X6"X6" TEE

INSTALL
45° BENDS

NEW SAS MH
RIM=XXXXX
INV. IN=4949.93
INV. OUT=4949.83

30" RDP @ 0.20%

NEW SD-MH C
RIM=4959.65
INV. IN=4954.69
INV. OUT=4954.64

INSTALL
6"X6"X6" TEE

NEW DI A
TYPE "SGL-C" INLET
GRATE=4958.00
INV. IN=4954.56
INV. OUT=4954.51

NEW DI B
TYPE "SGL-C" INLET
GRATE=4958.16
INV. OUT=4955.13

INSTALL
45° BEND

INSTALL
22.5° BEND
NEW SD-MH B
RIM=4961.90
INV. IN=4954.30
INV. OUT=4954.25

NEW SAS MH
RIM=XXXXX
INV. IN=4948.84
INV. OUT=4948.74

INSTALL
90° BEND

OPTIONAL WL
TO RIO
GRANDE BLV

NEW SAS MH
RIM=XXXXX
INV. IN=4948.10
INV. OUT=4948.00

DEFERRED
FUTURE WL

EXISTING SAS MH
RIM=4961.49
INV. IN=4947.22
INV. OUT=4947.17

EXISTING SD-MH
RIM=4961.61
IN=4953.80
OUT=4953.71

INSTALL
6"X6"X6" TEE

INDIAN SCHOOL ROAD N.W.
(R.O.W. VARIES)

INDIAN SCHOOL ROAD N.W.
(R.O.W.)

EXISTING SD-MH
RIM=4961.39

Bank of America

Cashier's Check

No. 0977201

Notice to Purchaser: In the event this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Date

OCTOBER 01, 2010

30-1/1140
NTX

Banking Center

EAST LOMAS

0001106 00004 000977201

Remitter (Purchased By) GARCIA HONDA & VILLAS LAS MANANITAS DEV

31-14-3774B 09-2005

Pay

THIRTEEN THOUSAND EIGHT HUNDRED SEVENTY TWO DOLLARS AND 01 CENTS

\$ **13872.01**

To The Order Of

CITY OF ALBUQUERQUE
SIA PROJ 795181-SIDEWALKS

Jennifer Malinca
Authorized Signature

Bank of America, N.A.
San Antonio, Texas

VOID AFTER 90 DAYS

⑈0977201⑈ ⑆114000019⑆ 001641006212⑈

THE ORIGINAL DOCUMENT HAS REFLECTIVE WATERMARK ON THE BACK

THE ORIGINAL DOCUMENT HAS REFLECTIVE WATERMARK ON THE BACK

Bank of America

Cashier's Check

No. 0977202

Notice to Purchaser: In the event this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Date

OCTOBER 01, 2010

30-1/1140
NTX

Banking Center

EAST LOMAS

0001106 00004 000977202

Remitter (Purchased By) GARCIA HONDA & VILLAS LAS MANANITAS DEV

31-14-3774B 09-2005

Pay

TWENTY THREE THOUSAND EIGHTY FIVE DOLLARS AND 74 CENTS

\$ **23085.74**

To The Order Of

CITY OF ALBUQUERQUE
SIA PROJ 795181 B-MOD-WATERLINE

Jennifer Malinca
Authorized Signature

Bank of America, N.A.
San Antonio, Texas

VOID AFTER 90 DAYS

⑈0977202⑈ ⑆114000019⑆ 001641006212⑈

THE ORIGINAL DOCUMENT HAS REFLECTIVE WATERMARK ON THE BACK

THE ORIGINAL DOCUMENT HAS REFLECTIVE WATERMARK ON THE BACK

SIDEWALK VERIFICATION
AND
CALCULATIONS

PROJECT NO.: '791581

PROJECT NAME: Villas las Mananitas

CALCULATIONS:

<u>777.88</u> (Total Linear Feet)	X 4=	<u>3,111.52</u> (Square Feet)	:	9	=	<u>345.72</u> (Square Yards)
<u>\$30.00</u> (Unit Price)	=	<u>\$10,371.60</u> (Base Price)	X	<u>7.00%</u> (Gross Rcpt. Tax Rate)	=	
<u>\$726.01</u> (Gross Rcpt. Amt.)	+	<u>\$10,371.60</u> (Base Price)	=			<u>\$11,097.61</u> (Total Cost of Const.)
<u>\$11,097.61</u> (Total Cost of Const.)	X	125%	=			<u>\$13,872.01</u> (Amount of Financial Guaranty)

REVIEWED/APPROVED:

M. Maldonado
 Marilyn Maldonado,
 Contract Specialist
 Design Review Section

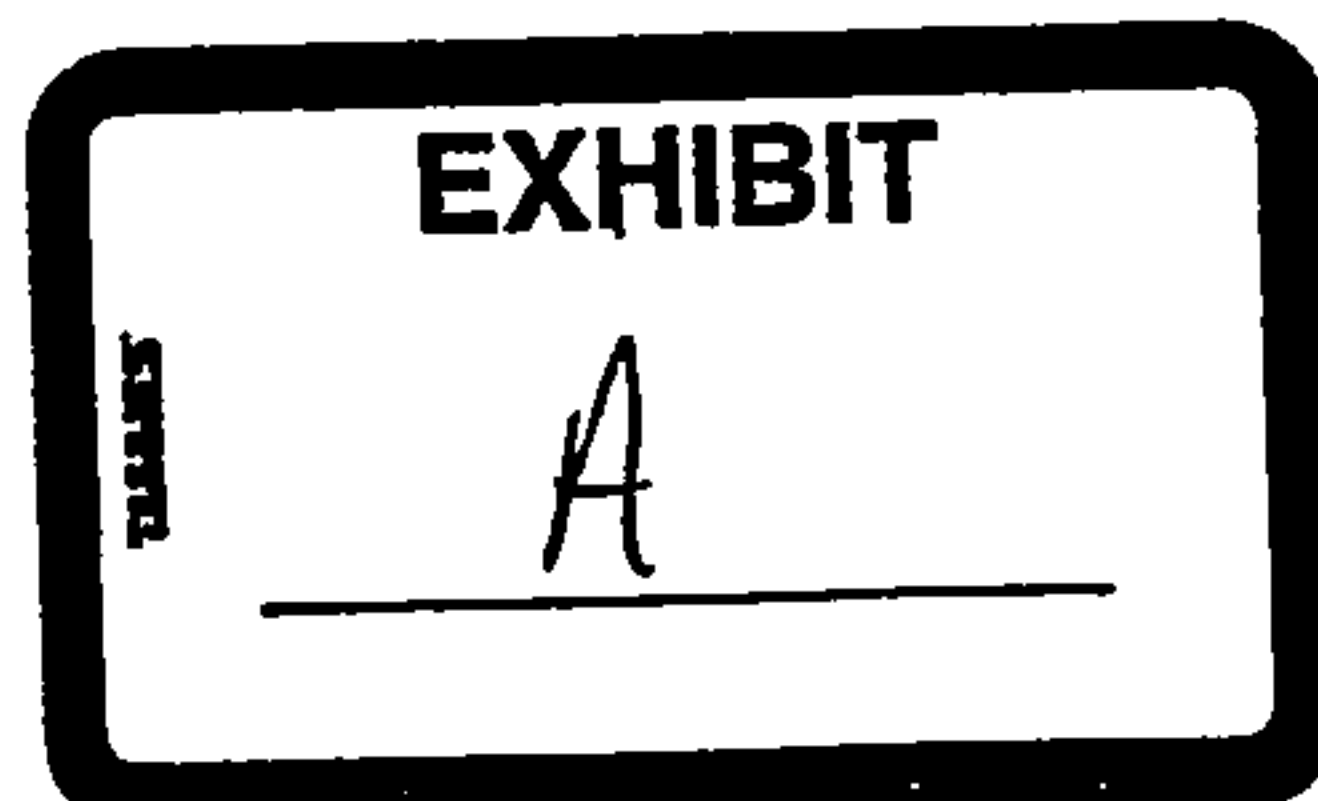
Verification Performed By: Orlando B.

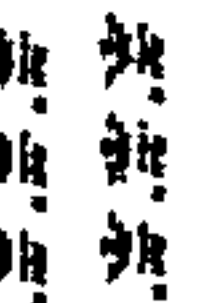
Date of Verification: 07/16/2010

Gross Receipts Tax Rates:
 City Tax Rate = 7.00%
 County Tax Rate = 5.5625%

Unit Price Breakdown:

Total Square Yards	Less than 618 = \$30.00
Total Square Yards	618 to 5,563 = \$29.00
Total Square Yards	Greater than 5,563 = \$28.00





FINANCIAL GUARANTY AMOUNT

08/18/2010

Type of Estimate: SIA Extension B Mod. NWO w/F.G.

Project Description:

Project ID #: 791581, Villas Las Mananitas Subdivision, Phase/Unit #: 1

Requested By: **Marilyn Maldonado**

Approved estimate amount:		\$12,774.10
Contingency Amount:	20.00%	\$2,554.82
Subtotal:		\$15,328.92
NMGRT	7.00%	\$1,073.02
Subtotal:		\$16,401.94
Engineering Fee	6.60%	\$1,082.53
Testing Fee	6.00%	\$984.12
Subtotal:		\$18,468.59
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$23,085.74</u>

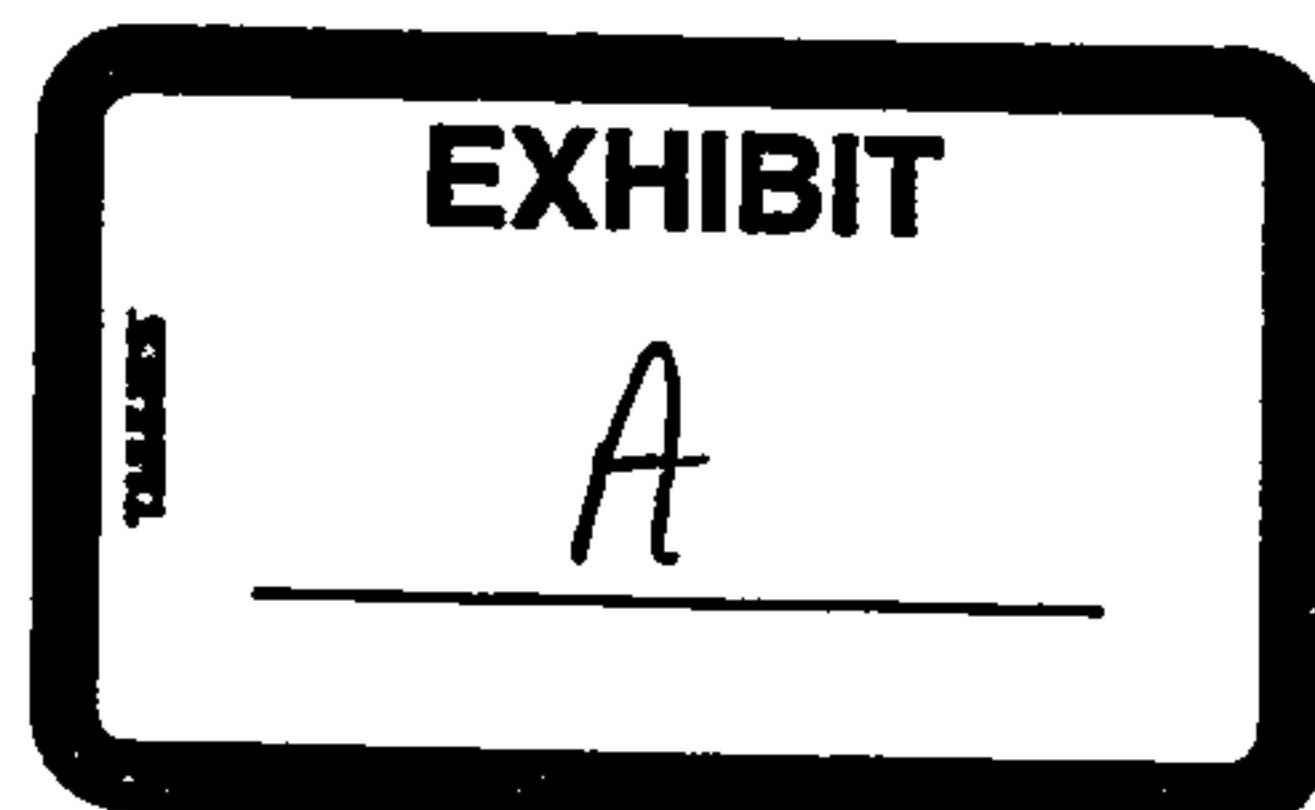
APPROVAL:

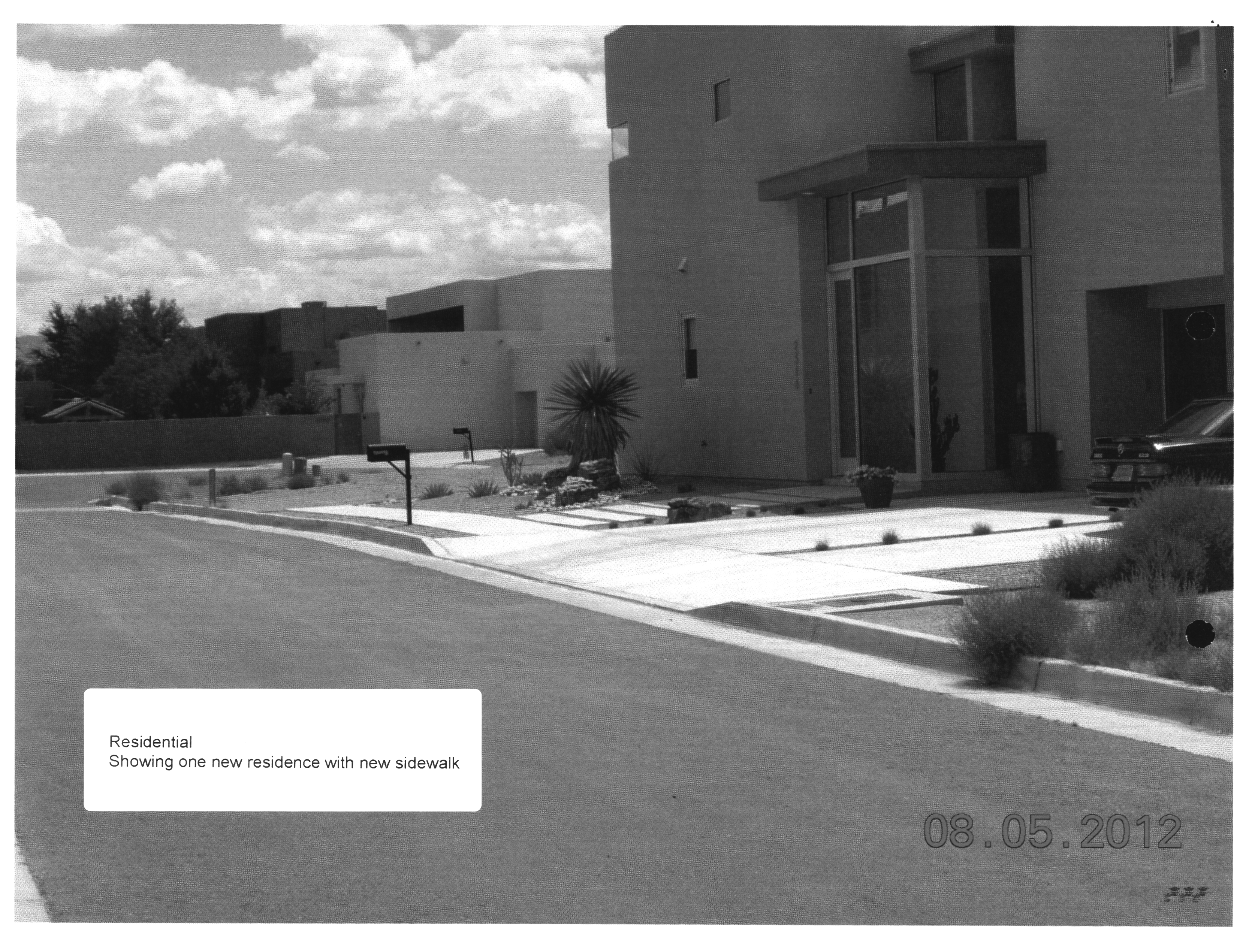
DATE:

A Woodall

8-18-10

Notes: UPDATED FG, 20% contingency, plans not approved. This FG is for the deferred waterline in Rio Grande Blvd.



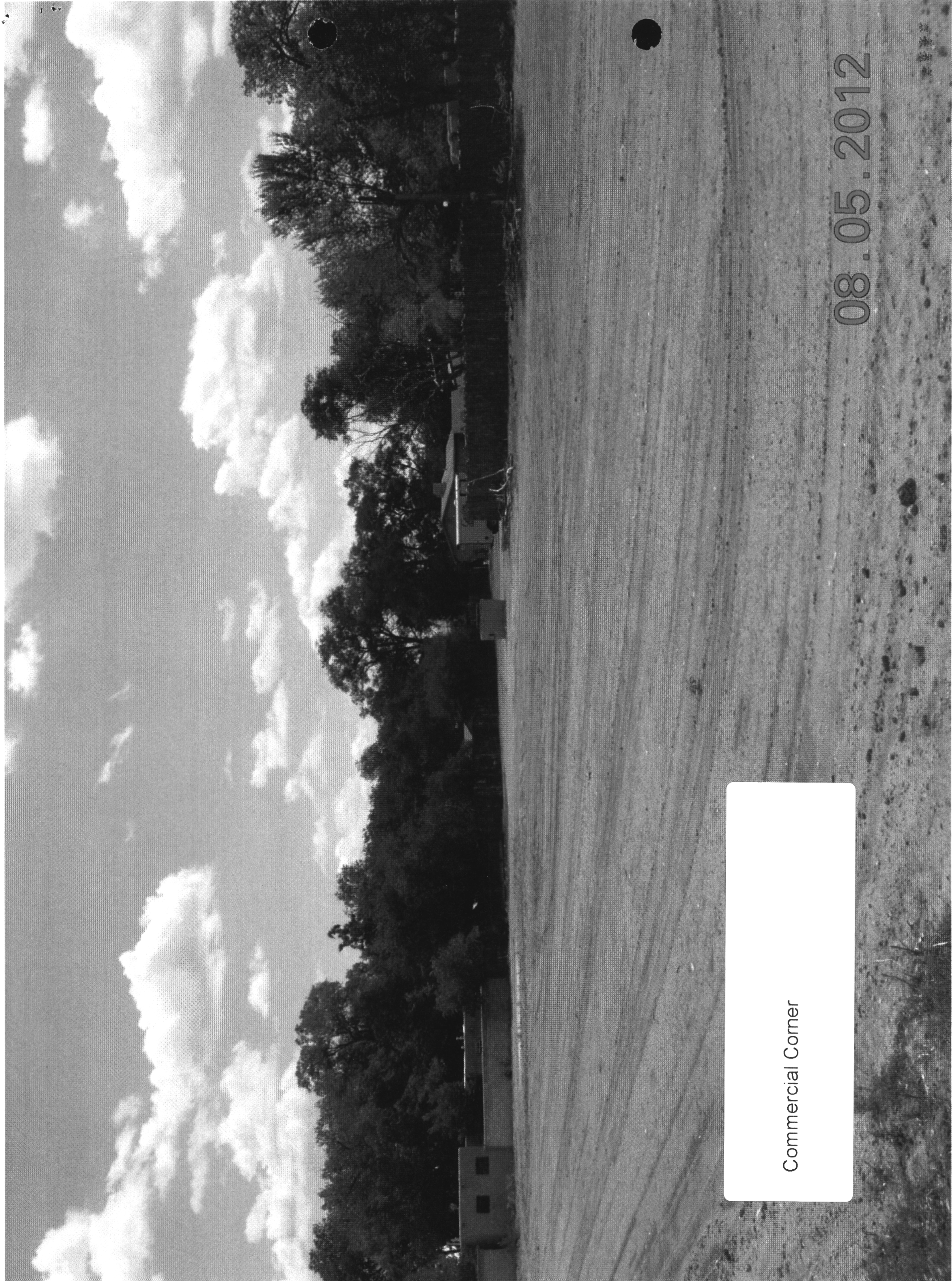


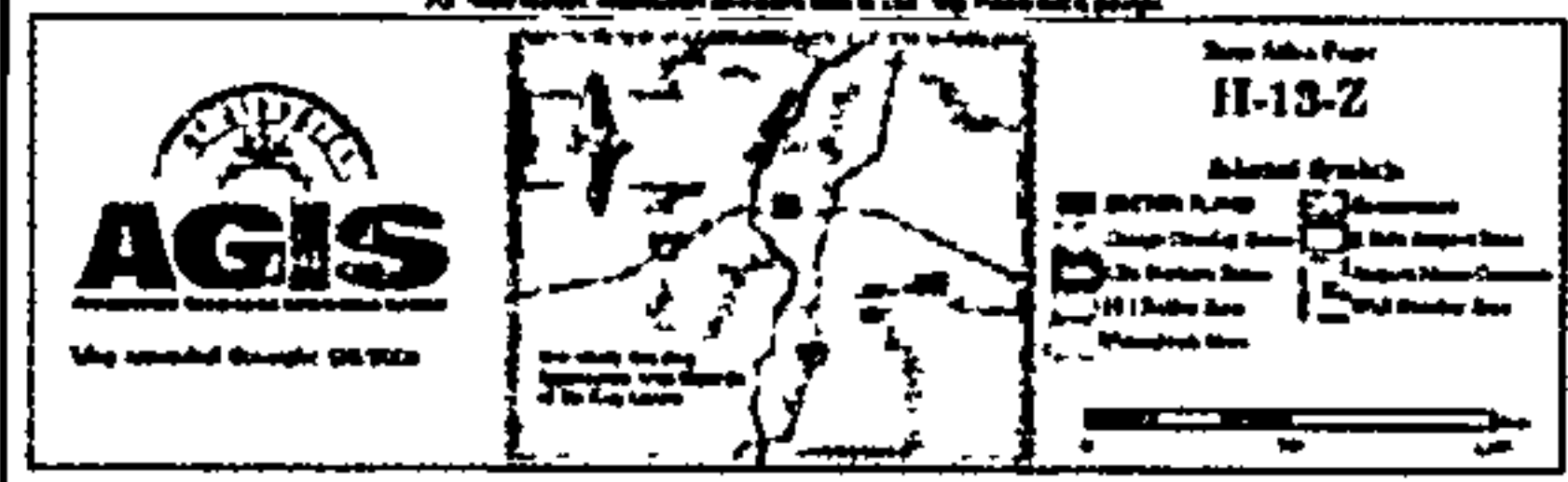
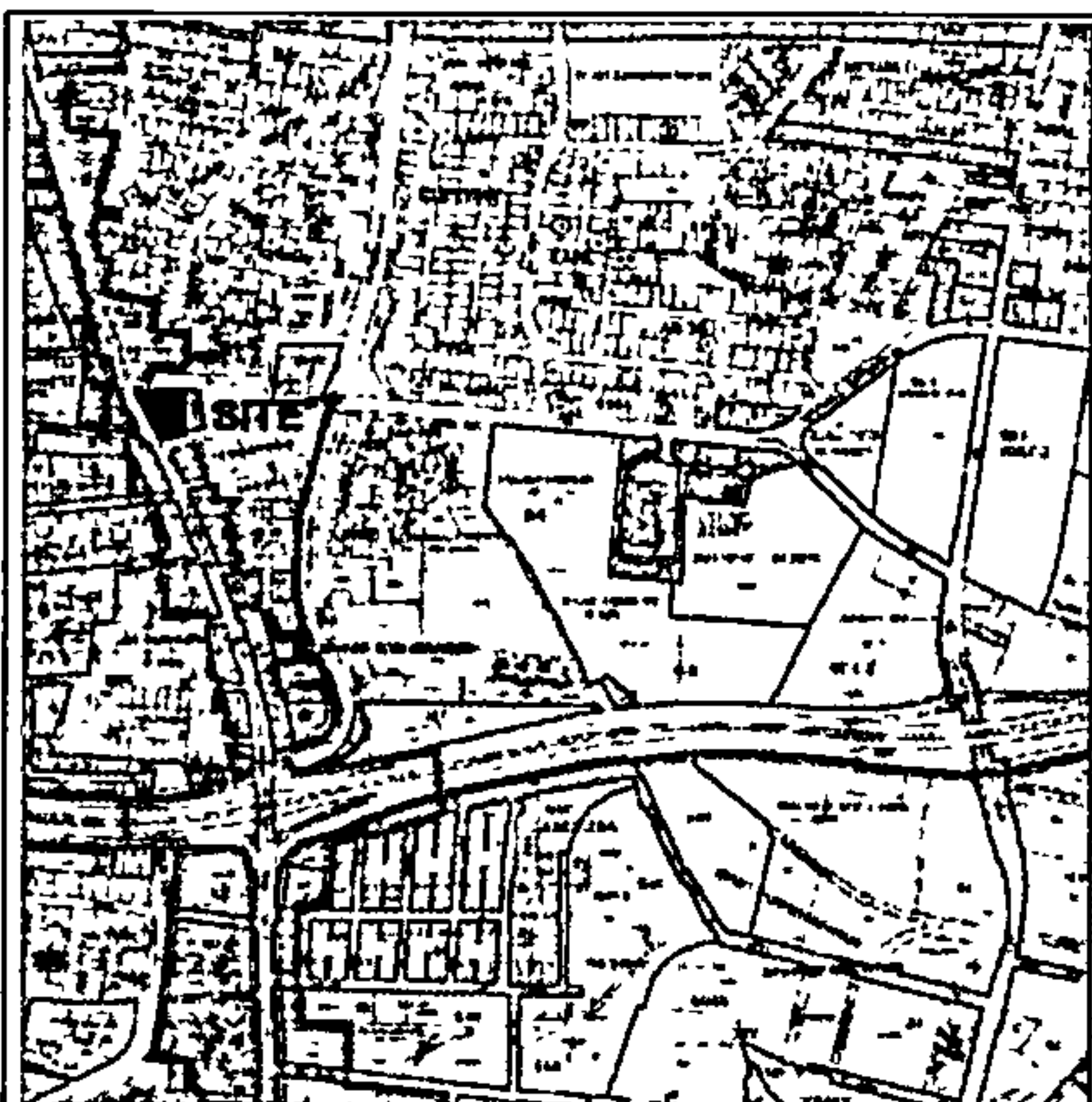
Residential
Showing one new residence with new sidewalk

08.05.2012

Commercial Corner

08.05.2012





2 VICINITY MAP

BLDG	USE	SQUARE FOOTAGE
A	EXISTING RESTAURANT	3,282 SF
B	NEW RETAIL	1,500 SF
C	NEW RETAIL	2,500 SF
D	NEW RETAIL	2,500 SF
E	NEW RESIDENTIAL (GROUND FLOOR)	8,000 SF
F	NEW RETAIL	5,800 SF
		XXXXX SF TOTAL

MAXIMUM FLOOR AREA RATIO = .3
 PARCEL SF = 88,788 x .3 = 26,537 ALLOWED
 23,777 < 26,537 = OKAY

FLOOR AREA RATIO

PARKING REQUIREMENTS (ALBUQUERQUE CODE OF ORDINANCES §14-16-3-1)

USE	SPACES REQUIRED	CALCULATIONS	TOTALS
RETAIL	1 SPACE PER 200 SF TO 16,000 SF, THEN 12,300 / 200		= 82
RESIDENTIAL	1 SPACE PER BATH BUT NOT LESS THAN 2 PER UNIT		= 0
RESTAURANT	1 SPACE PER 3 OCCUPANT LOAD (BY LIQUOR LICENSE) EXISTING ALLOWABLE OCCUPANT LOAD = 48 / 3		= 16
			SUBTOTAL = 98
(TRANSIT REDUCTIONS; TRANSIT STOP WITHIN 200' = 19%)			- 21
			TOTAL REQUIRED = 77
			PARKING PROVIDED = 79

PARKING REQUIREMENTS

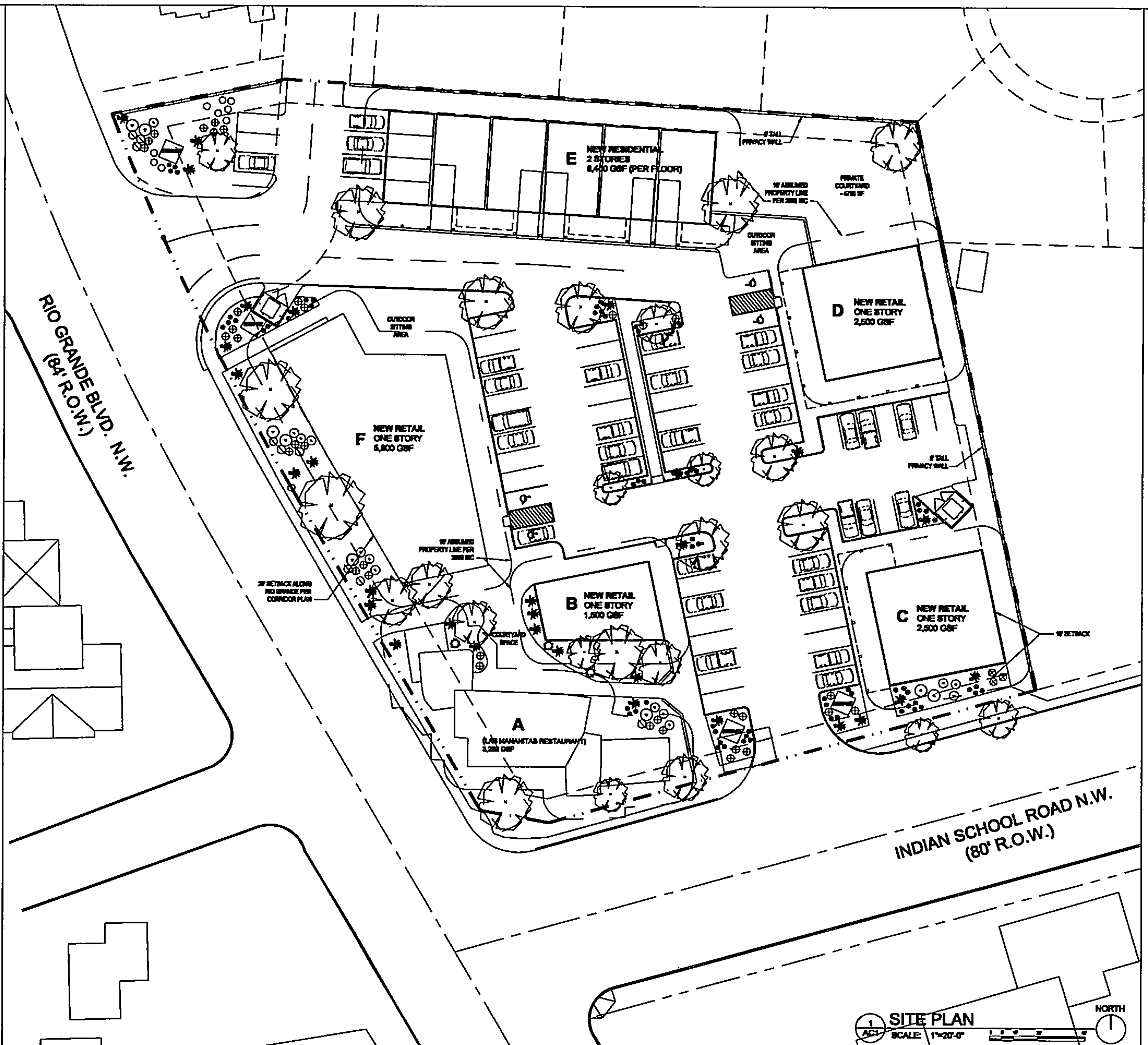
MIXED USE SHARED PARKING REDUCTION - IN SPACES WHERE A MIX OF USES OCCURS SHARED PARKING OF PARKING SPACES, SHARED PARKING CALCULATIONS CAN BE MADE TO REDUCE THE TOTAL AMOUNT OF REQUIRED PARKING. IN NO CASE SHALL SHARED PARKING INCLUDE THE PARKING REQUIRED FOR RESIDENTIAL USES. (§14-16-3-1)

PARKING REQUIREMENTS

BICYCLE REQUIREMENTS (ALBUQUERQUE CODE OF ORDINANCES §14-16-3-1)

USE	SPACES REQUIRED	CALCULATIONS	TOTAL
NON RESIDENTIAL USES	1 PER 20 REQUIRED PARKING SPACES	82 / 20 = 4	4
			REQUIRED & PROVIDED = 4

BICYCLE REQUIREMENTS



1 SITE PLAN
 SCALE: 1"=20'-0"
 NORTH

REVISIONS

514 CENTRAL SW
 ALBUQUERQUE
 NEW MEXICO
 8 7 1 0 2
 505/766-6968
 FAX /243-4508

GARRETT SMITH, LTD.
 ARCHITECT, ENGINEER & INTERIOR DESIGNER

VILLA DE LAS MAÑANITAS
 SITE PLAN

DRWN. BY: NR
 DATE: 11/03/2008

AC1

4240

3/4 3/4 3/4
 3/4 3/4 3/4

8.01 mi



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 18, 2010

Project# 1004240

10DRB-70216 MINOR - TEMP DEFR SWDK CONST
10DRB-70217 EXT OF SIA FOR TEMP DEFR SDWK CONST

JASON KENT PC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-P-1 THROUGH 16-P-1, **VILLAS LAS MANANITAS** zoned R-1, located on NORTHEAST CORNER OF RIO GRANDE BLVD NW & INDIAN SCHOOL NW (H-13)

At the August 18, 2010 Development Review Board meeting, the 2 year temporary deferral of sidewalk construction was approved. The two year extension for the for the temporary deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by September 2, 2010 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, AICP, DRB Chair

Jason Kent, PC – 2021 Mountain Rd.NW – Albuquerque, NM 87104

Villas Las Nananitas Development, LLC – 8301 Lomas Blvd NE – Albuquerque, NM 87110

Marilyn Maldonado

file